

TOWN OF NEWSTEAD
ZONING BOARD OF APPEALS
MINUTES of January 15, 2002

Present: Corky Keppler
Bill Kaufman
Ike Cummings
Scott Chaffee
Don Folger, Code Enforcement Officer
Rebecca Baker, Building & Assessor Clerk
Christine Falkowski, Recording Secretary

The public hearing to hear comments for or against the request to construct a front porch 58 feet from the road right-of-way (vs. 65 feet as per Code) at 7589 Greenbush Road owned by Raymond Sequin, Jr. was opened at 7:30 PM.

Chairman, Corky Keppler, led the Pledge of Allegiance to the Flag.

The Clerk read proof of publication.

Don Folger stated that Ray Sequin is his wife's son. He also stated that part of Greenbush is a Town road, which requires a structure to be 65 feet off the right-of-way, whereas the other part is a County road, which requires 50 feet off the right-of-way.

Mr. Sequin's neighbor to the north was present and stated that the porch would not be a problem for him.

No prior comments for or against had been received.

There being no one to speak further, Ike motioned to close the hearing at 7:35 PM, seconded by Scott, and all approved.

The Board discussed the renewal of the special permit for Lewistraum Boarding Kennels at 12472 Stage Road. No complaints have been received. Scott motioned to approve the renewal for another year, seconded by Bill, and all approved.

The Board discussed the renewal of the special permit for Mr. Dulanski's housing of two miniature horses at 7607 Greenbush Road. No complaints have been received. Bill motioned to approve the renewal for another year, seconded by Scott, and all approved.

The public hearing to hear comments for or against the request to allow subdivision of a lot with 116 feet of frontage (vs. 150 feet as per Code) at 6846 Cedar Street owned by Denise Barbookles was opened at 7:45 PM. Mrs. Barbookles presently owns 66 feet. She has the opportunity to purchase an additional 50 feet, which would give her a total of 116 feet.

Mr. Folger stated that this property encompasses two zoning districts, one which requires 100 feet and the other which requires 150 feet.

No prior comments for or against have been received.

There being no one to speak further, Ike motioned to close the hearing at 7:55 PM, seconded by Bill and all approved.

Discussion followed. Bill motioned to approve a variance for construction of a porch at 7589 Greenbush Road 58 feet from the right-of-way, seconded by Scott, and all approved.

Scott motioned to approve a variance for subdivision of a lot with 116 feet of frontage at 6846 Cedar Street seconded by Bill and all approved with the following contingencies:

- (1) Only a one-family home can be built on this lot
- (2) The new one-family home must be 150 feet from the road
- (3) The new one-family home must be 25 feet from the ditch

Ike motioned to adjourn the meeting at 8:02 PM, seconded by Scott and all approved.

Respectfully submitted,
Christine B. Falkowski,
Recording Secretary

